



**UNITED STATES ENVIRONMENTAL PROTECTION
AGENCY**

REGION 10
1200 Sixth Avenue
Seattle, WA 98101
<http://www.epa.gov/region10>

Ref: EPR-ER

PROGRESS POLREP
North Ridge Estates Asbestos Abatement
Klamath Falls, Klamath County, Oregon

I. HEADING

Date: 08/01/2003
From: Dan Heister, On Scene Coordinator, USEPA, RX
Agency: EPA/10
Unit: Region X - Emergency Response Program
1200 Sixth Avenue
Seattle, WA 98101
206-553-1674
POLREP No: POLREP # 2
Site: North Ridge Estates Asbestos Abatement

II. BACKGROUND

Site Number: 08-GL
Party Conducting the Action: EPA
Response Authority: CERCLA
NPL Status: No
Action Memorandum Status: 05/21/03
Date Action Started: 06/10/03
Completion Date: TBD

III. SITE INFORMATION

A. Incident Category

Enforcement-Asbestos Removal Action

B. Site Description

1. Site description

The North Ridge Estates is located approximately 3 miles north of Klamath Falls,



Klamath County, Oregon, on Old Fort Road and North Ridge Drive. The North Ridge Estate site is formerly the Klamath Falls Marine Recuperational Barracks facility, built in 1944 by the United States Department of Defense. In 1946, the property was transferred to the State of Oregon for use by the Oregon Institute of Technology. When the Oregon Institute of Technology relocated in 1966, the property was transferred into private ownership. From 1966 to the mid- 1970s, property owners stripped the vacant buildings of salvageable materials such as copper and wood. Asbestos insulation reportedly was stripped from piping and boilers, metal was sold, and the insulation remained at the site. The North Ridge Estate property was purchased in December 1977 by MBK partnership of Klamath Falls, the present property developer. Following their purchase additional buildings remaining on the site were demolished. MBK subdivided the site into residential lots. Klamath County approved subdivision plans, and construction of homes in the subdivision began prior to 1993. Twenty three of the lots in the project area have been sold and developed as single-family homes, and are now occupied for residential use. Other undeveloped lots remain in private ownership or are owned by MBK.

2. Site evaluation

In the late 1970s, Oregon Department of Environmental Health (DEQ) responded to a complaint of openly accumulated asbestos debris at the property and observed a bulldozer driving over four to six acres of demolition debris described as a great amount of “white, fluffy” insulation materials being blown by strong winds. In 1993 the U.S. Army Corps of Engineers (COE) visited the site and reported that demolition debris has been buried in a swimming pool, sewage lagoon, and other locations at the site. In June of 2001, DEQ received a complaint of two large piles of asbestos insulated pipe on the surface of a lot being developed in North Ridge Estates. The DEQ inspector observed “white to pale brown colored platy looking” fragments on the lot and on other lots through out the subdivision. An asbestos survey was conducted in 2002. Out of the 81 acres surveyed, over 50 acres contained ACM.

3. Description of threat

Types of ACM found in the North Ridge Estates site includes Cement Asbestos Board (CAB), Vinyl Floor Tiles (VAT), roofing material containing asbestos, and asbestos-insulated steam pipe. The probability of petroleum hydrocarbons, volatile organic compounds, and heavy metals does exist. Other potential threats include dry-cleaning solvents.

IV. RESPONSE INFORMATION

A. Situation

1. Continued removal actions

One EPA/10 OSC, three START members and one member of the U.S. Coast Guard are on scene. The main contractor on site is PBS Engineering and Environmental as well as their subcontractors. PBS engineering has one project manager on scene for contractor monitoring and personal air sampling as well as two personnel for soil sample splitting. PBS subcontractors include Rose City Contracting for surficial removal. PBS is currently exploring options for future excavation contracts.

2. Removal information

Surficial removal of visible ACM has continued. Currently 11 properties have been completed. 244 bags totaling 4,776 pounds of ACM have been recovered. Steam piping routes have been identified. No excavation activities have taken place.

3. Sample data

PCB screening results for the transformer sites were less than 50ppm. Samples were screened using the Clor-N-Soil PCB screening kit. These results warranted no further testing for PCBs. Soil samples were collected from 149 locations and are being analyzed for lead using an X-ray Fluorescence Spectrometer. 10%-20% of these samples will be sent to Lab/Cor Inc. for analysis confirmation with results expected in approximately 2 weeks. Personal air sampling was conducted during excavation activities on 7/24/03 resulting in a .005 and .006 f/cc.

4. Next steps

Surficial removal will continue and excavation will begin. The Sampling Action Plan (SAP) is in partially implemented and residential air sampling will begin in the near future.

5. State and local role

Local and state personnel directly participated in all site-related activities, and will continue to participate, as appropriate, in all post-removal actions and/or decisions.

V. COST INFORMATION

Total costs for this Enforcement-Lead Removal are not available at this time.

VI. DISPOSITION OF WASTES:

All surficial ACM is being double bagged labeled and stored in a secured container on site. Excavated material is being hauled approximately three miles offsite to the local landfill. Remaining soil samples are being archived.